

FILED

11/03/2023

WHEN FILED MAIL TO:

Marin County Community Development
Agency, Environmental Review Division
3501 Civic Center Drive, #308
San Rafael, Ca 94903

SHELLY SCOTT
MARIN COUNTY CLERK
By O. Lobato, Deputy
21 - 2023 - 256

Attn: Don Allee

THIS SPACE FOR COUNTY CLERK'S USE ONLY

NOTICE OF CEQA EXEMPTION

October 12, 2023

1. **Project Name:** Bolinas Community Land Trust (BCLT) Coastal Permit and Conditional Use Permit (P4152)
2. **Project Location:** 130 Mesa Road, Bolinas
APN: 193-020-38
3. **Project Summary:** Proposal to establish a private RV Trailer campground and septic system on a vacant lot with frontage along Mesa Road in Bolinas.
4. **Public Agency Approving Project:** Marin County Community Development Agency
5. **Project Sponsor:** Sean Kennings, on behalf of property owners
6. **CEQA Exemption Status:** CEQA Guideline sections 15303(d) Class 3 and 15304(e) Class 4.
7. **Reasons for Exemption:**

The applicant, Sean Kennings, on behalf of property owners, the Bolinas Community Land Trust (BCLT), requests a Coastal Permit and Conditional Use Permit approval to establish a new private campground on an approximately 2.5-acre portion of a 20-acre vacant located between 100 and 200 Mesa Road in Bolinas.

The project entails installing campsites with pads and utility connections for up to 27 RV trailers as well as installation of utilities and an on-site septic system. While RVs would change over time, the initial RV trailers to occupy each camp site would be a single-level and would measure approximately 34 feet nine inches wide by eight feet ½ inch long, with ramps that provide accessibility. A typical RV trailer would measure approximately 11 feet four inches above the surrounding grade. The exact dimensions of the trailers may depend on the type of trailer initially chosen for the site and those trailers owned by future campers. All the RVs and/or RV trailers would be vehicles on wheels and would not be permanently affixed to the site. The sites for the RV trailers would be clustered together and would provide the following approximate setbacks: 30 feet from the west side property line; over 170 feet from all other property lines. The RV trailers and septic system would be clustered together on previously disturbed grounds to avoid sensitive habitats and meet required setbacks. The immediate use of the RV trailers would be to provide temporary accommodations for approximately 61 residents currently inhabiting substandard trailers and other structures on the adjacent property.

C-24-49

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Various site improvements would also be entailed in the proposed development, including creating a gravel driveway on the adjacent property (160 Mesa Road) to access the proposed private RV Trailer campground, and demolition and removal of all unpermitted structures on the adjacent property (160 Mesa Road, further identified as Assessor's Parcel No 188-170-11).

Project Planner:



Immanuel Bereket
Principal Planner

Reviewed by:



Rachel Reid
Environmental Planning Manager

VICINITY MAP



